

A SUBSTITUTE RESOLUTION

BY COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION ENDORSING THE APPLICATION BY HARRIS REDEVELOPMENT PARTNERSHIP V, L.P. TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS FOR THE NEW CONSTRUCTION OF ASHLEY COLLEGETOWN – PHASE V LOCATED AT 990 WESTVIEW DRIVE, ATLANTA; GA AND FOR OTHER PURPOSES.

WHEREAS, HARRIS REDEVELOPMENT PARTNERSHIP V, L.P. is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits for the new construction of an anticipated 165 multifamily unit development to be located at 990 Westview Drive, Atlanta, GA; and

WHEREAS, a summary of said application is attached hereto as Exhibit A;
and

WHEREAS, the site of the proposed community, is located within census tract 42; and

WHEREAS, DCA has established certain regulations whereby low-income housing tax credit applications, to be competitive, must be formally endorsed by the governing authority of the pertinent municipality or county; and

WHEREAS, Neighborhood Planning Unit-T has reviewed and endorsed the aforementioned application; and

WHEREAS, the City Council wishes to endorse the aforementioned application by HARRIS REDEVELOPMENT PARTNERSHIP V, L.P.

THE CITY COUNCIL OF THE CITY OF ATLANTA HEREBY RESOLVES THAT:

Section 1. The City Council hereby endorses the application by HARRIS REDEVELOPMENT PARTNERSHIP V, L.P. to the Georgia Department of Community Affairs for low-income housing tax credits to construct Ashley CollegeTown – Phase V, and the Mayor is authorized to sign all required endorsement documents.

Section 2. A summary of said application is attached hereto as Exhibit A, project description for Ashley CollegeTown – Phase V.

HARRIS REDEVELOPMENT PARTNERSHIP V, L.P.

60 Piedmont Avenue

Atlanta, GA 30303

January 29, 2007

Mr. Garnett Brown
Department of Planning and Community Development
City of Atlanta
55 Trinity Avenue
Atlanta, GA 30303

RE: ASHLEY COLLEGETOWN – PHASE V

Dear Mr. Brown:

Harris Redevelopment Partnership V, L.P. in partnership with The Integral Group and The Housing Authority of the City of Atlanta, proposes the new construction of Ashley CollegeTown – Phase V to be located at 990 Westview Drive in Atlanta, Georgia. The Ashley CollegeTown project will be Phase V of the CollegeTown at West End multi-phase revitalization plan for the 35+ acres of the Atlanta Housing Authority's (AHA) Joel C. Harris Homes public housing community. The development is immediately adjacent to the Atlanta University Center (AUC). The AUC is the location of Spelman College, Morehouse College, Morehouse School of Medicine and Clark/Atlanta University. The masterplan for the revitalization of Harris Homes contemplates the transformation of the former public housing site into a new mixed-income, mixed-use community that will ultimately consist of approximately 750 multi-family apartments, approximately 15,000 square feet of retail space, a 100+ room hotel/inn, a structured parking deck, a new multi-purpose community center, approximately 74 newly constructed single family homes and 290 units for seniors age 62 and older. The community will also have a village square, which will serve as the center of activity for social gathering for the residents.

Ashley CollegeTown – Phase V, an anticipated 165 unit multifamily new construction development will feature an assortment of amenities, including; a community clubhouse, swimming pool, tot lot, onsite laundry, furnished library, and more. The units will have HVAC, washer/dryers, wall to wall carpet in the living, dining, family, and bedrooms, whereas the bathrooms and kitchen will feature attractive hard surface flooring. The development will also have a resident services component which will provide services that enhance the daily lives of the residents. Upon completion the community will provide premier rental units in a revitalizing neighborhood. The total development cost is estimated to be \$20,000,000.

A RESOLUTION

BY: COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION ENDORSING THE APPLICATION BY HARRIS REDEVELOPMENT PARTNERSHIP V, L.P. TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS FOR THE NEW CONSTRUCTION OF ASHLEY COLLEGETOWN – PHASE V LOCATED AT 990 WESTVIEW DRIVE, ATLANTA; GA AND FOR OTHER PURPOSES.

WHEREAS, HARRIS REDEVELOPMENT PARTNERSHIP V, L.P. is applying to the Georgia Department of Community Affairs (DCA) for low-income housing tax credits for the new construction of an anticipated 165 multifamily unit development to be located at 990 Westview Drive, Atlanta, GA and

WHEREAS, a summary of said application is attached hereto as Exhibit A; and

WHEREAS, the site of the proposed community, is located within census tract 42 and

WHEREAS, DCA has established certain regulations whereby low-income housing tax credit applications, to be competitive, must be formally endorsed by the governing authority of the pertinent municipality or county; and

WHEREAS, Neighborhood Planning Unit-T has reviewed and endorsed the aforementioned application, and

WHEREAS, the City Council wishes to endorse the aforementioned application by HARRIS REDEVELOPMENT PARTNERSHIP V, L.P.

NOW, THEREFORE, HEREBY RESOLVES:

THE CITY COUNCIL OF THE CITY OF ATLANTA

Section 1. The City Council hereby endorses the application by HARRIS REDEVELOPMENT PARTNERSHIP V, L.P. to the Georgia Department of Community Affairs for low-income housing tax credits to construct Ashley CollegeTown – Phase V.

Section 2. A summary of said application is attached hereto as Exhibit A, project description for Ashley CollegeTown – Phase V.

EXHIBIT A
ASHLEY COLLEGETOWN – PHASE V

Harris Redevelopment Partnership V, L.P. in partnership with The Integral Group and The Housing Authority of the City of Atlanta, proposes the new construction of Ashley CollegeTown – Phase V located at 990 Westview Drive in Atlanta, Georgia. The Ashley CollegeTown project will be Phase V of the CollegeTown at West End multi-phase revitalization plan for the 35+ acres of the Atlanta Housing Authority's (AHA) Joel C. Harris Homes public housing community. The development is immediately adjacent to the Atlanta University Center (AUC). The AUC is the location of Spelman College, Morehouse College, Morehouse School of Medicine and Clark/Atlanta University. The masterplan for the revitalization of Harris Homes contemplates the transformation of the former public housing site into a new mixed-income, mixed-use community that will ultimately consist of approximately 750 multi-family apartments, approximately 15,000 square feet of retail space, a 100+ room hotel/inn, a structured parking deck, a new multi-purpose community center, approximately 74 newly constructed single family homes and 290 units for seniors age 62 and older. The community will also have a village square, which will serve as the center of activity for social gathering for the residents.

Ashley CollegeTown – Phase V, an anticipated 165 unit multifamily new construction development will feature an assortment of amenities, including; a community clubhouse, swimming pool, tot lot, onsite laundry, furnished library, and more. The units will have HVAC, washer/dryers, wall to wall carpet in the living, dining, family, and bedrooms, whereas the bathrooms and kitchen will feature attractive hard surface flooring. The development will also have a resident services component which will provide services that enhance the daily lives of the residents. Upon completion the community will provide premier rental units in a revitalizing neighborhood.

Street Address:	990 Westview Drive, Atlanta, GA
Construction Type:	New Construction
Number of Anticipated Units:	165
Affordable Units:	100 (66 Authority Assisted)
Total Acreage:	8 (Estimated)
Zoned:	RG-3
Amenities:	Energy Efficient Appliances HVAC Systems Kitchen Cabinets and Countertops Dishwashers Laundry Facility Community Space Professionally Landscaped
Construction Start Date:	March 2008
Estimated Cost of Development:	\$20,000,000

January 30, 2007

Office of Affordable Housing
Georgia Department of Community Affairs
60 Executive Park South, N.E.
Atlanta, GA 30329-2231

**RE: Ashley CollegeTown – Phase V
990 Westview Drive
Atlanta, GA**

Dear Sir or Madam:

Harris Redevelopment Partnership V, L.P., in partnership with The Integral Group and The Housing Authority of the City of Atlanta, has notified the **City of Atlanta** of its intentions to newly construct a multifamily rental community consisting of an anticipated 165 units located at 990 Westview Drive in Atlanta, GA and apply to the Georgia Department of Community Affairs (DCA) for Low Income Housing Tax Credits (Credit) and/or financing through the HOME Investment Partnerships Program (HOME) for the development of affordable to low income residents.

The purpose of this letter is to convey our understanding of the details of the project, as stipulated in the State of Georgia's 2007 Qualified Allocation Plan. The details are as follows:

Project Name:	Ashley CollegeTown – Phase V
Project Address:	990 Westview Drive, Atlanta GA
Owner/Developer Name:	Harris Redevelopment Partnership V, L.P./Harris Redevelopment, LLC
Owner/Developer Address:	60 Piedmont Avenue, Atlanta, GA 30303
Total Estimated Development Cost:	\$ 20,000,000
Total Number of Anticipated Units:	165
Total Number of Units Set Aside for Low Income Residents:	100
Project Type (New Construction/Rehabilitation):	New Construction
Tenancy (Family/Elderly/Special Needs):	Family

I hereby certify that I am the chief elected official of this jurisdiction, or the person duly authorized to speak on behalf of the elected person or body constituting the

government of this jurisdiction, as specified in the attached copy of the charter or bylaws of the governmental body. In this capacity, I hereby state that the **City of Atlanta** (*check one*):

- ☐ Opposes the proposed development as presented.
- ☐ Is unopposed to the proposed development as presented.
- ☒ Supports the proposed development as presented, as evidenced by the attached **Resolution of Support.**

Finally, I understand that I will also be notified by DCA when the Owner/Developer submits its application for Credit and/or HOME funding, and be given 30 days to provide additional comments on the application.

Sincerely,

Shirley Franklin
Mayor

Attachments: Resolution of Support

HARRIS REDEVELOPMENT PARTNERSHIP V, L.P.

60 Piedmont Avenue

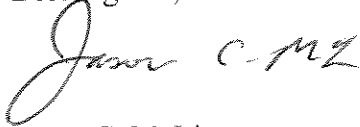
Atlanta, GA 30303

The development team is seeking the City of Atlanta's support for Ashley CollegeTown -- Phase V. We believe this project will make a great addition to our overall revitalization efforts as we continue to provide quality affordable housing in Atlanta.

Also enclosed is a project description that details the project specifics.

Please contact me directly at (404) 224-1892 should you need additional information.

Best regards,

A handwritten signature in black ink, appearing to read "Jason C. McLin". The signature is fluid and cursive, with the first name "Jason" being the most prominent part.

Jason C. McLin
Development Manager

**A RESOLUTION BY
COMMUNITY DEVELOPMENT AND HUMAN RESOURCES COMMITTEE**

A RESOLUTION AUTHORIZING THE MAYOR, ON BEHALF OF THE CITY OF ATLANTA, TO ENDORSE BY LETTER THE INTEGRAL GROUP'S, INC., APPLICATION TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS, IN ORDER TO CONSTRUCT THE ASHLEY COLLEGE TOWN-PHASE-5 HOUSING PROJECT; AND FOR OTHER PURPOSES.

WHEREAS, Integral Group, Inc. has applied to the Georgia Department of Community Affairs ("DCA") for low-income housing tax credits in order to construct the Ashley College Town-Phase 5 housing project; and

WHEREAS, DCA has established regulations that require the pertinent municipality or county to formally endorse applications for low-income housing tax credits; and

WHEREAS, Neighborhood Planning Unit-T ("NPU") has reviewed and endorsed the aforesaid application; and

WHEREAS, the City of Atlanta wishes to endorse the Integral Group's, Inc., application for low-income housing tax credits.

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY RESOLVES that the Mayor be and is hereby authorized, on behalf of the City of Atlanta, to endorse by letter the Integral Group's Inc., application for low-income housing tax credits to the Georgia Department of Community Affairs.

BE IT FINALLY RESOLVED, that a summary of said application is attached hereto as Exhibit A, project description for Ashley College Town-Phase 5 housing project.

EXHIBIT A
ASHLEY COLLEGETOWN – PHASE V

Harris Redevelopment Partnership V, LP in partnership with The Integral Group and The Housing Authority of the City of Atlanta, proposes the new construction of Ashley CollegeTown – Phase V located at 990 Westview Drive in Atlanta, Georgia. The Ashley CollegeTown project will be Phase V of the CollegeTown at West End multi-phase revitalization plan for the 35+ acres of the Atlanta Housing Authority's (AHA) Joel C. Harris Homes public housing community. The development is immediately adjacent to the Atlanta University Center (AUC). The AUC is the location of Spelman College, Morehouse College, Morehouse School of Medicine and Clark/Atlanta University. The masterplan for the revitalization of Harris Homes contemplates the transformation of the former public housing site into a new mixed-income, mixed-use community that will ultimately consist of approximately 750 multi-family apartments, approximately 15,000 square feet of retail space, a 100+ room hotel/inn, a structured parking deck, a new multi-purpose community center, approximately 74 newly constructed single family homes and 290 units for seniors age 62 and older. The community will also have a village square, which will serve as the center of activity for social gathering for the residents.

Ashley CollegeTown – Phase V will consist of the new construction of approximately 165 multifamily units. The community will feature an assortment of amenities, including; a community clubhouse, swimming pool, tot lot, onsite laundry, furnished library, and more. The units will have HVAC, washer/dryers, wall to wall carpet in the living, dining, family, and bedrooms, whereas the bathrooms and kitchen will feature attractive hard surface flooring. The development will also have a resident services component which will provide services that enhance the daily lives of the residents. Upon completion the community will provide premier rental units in a revitalizing neighborhood.

Street Address:	990 Westview Drive, Atlanta, GA
Construction Type:	New Construction
Number of Units:	Approximately 165
Affordable Units	Approximately 96
Total Acreage:	Approximately 8
Zoned:	RG-3
Amenities:	Energy Efficient Appliances HVAC Systems Kitchen Cabinets and Countertops Dishwashers Laundry Facility Community Space (Library, Exercise Room, Computer Center, etc) Professionally Landscaped
Construction Start Date:	June 2008
Estimated Cost of Development:	\$20,000,000

Part II: Legislative White Paper: (This portion of the Legislative Request Form will be shared with City Council members and staff)

A. To be completed by Legislative Counsel:

Committee of Purview: Community Development and Human Resources

Caption: A RESOLUTION AUTHORIZING THE MAYOR, ON BEHALF OF THE CITY OF ATLANTA, TO ENDORSE BY LETTER THE INTEGRAL GROUP'S, INC., APPLICATION TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS, IN ORDER TO CONSTRUCT THE ASHLEY COLLEGE TOWN-PHASE-5 HOUSING PROJECT; AND FOR OTHER PURPOSES.

Council Meeting Date: March 19, 2007

Requesting Dept.: Planning

B. To be completed by the department :

1. Please provide a summary of the purpose of this legislation (Justification Statement).

The purpose of this legislation to authorize the Mayor to endorse an application to the Georgia Department of Community Affairs for the Ashley College Town Phase-5 Residential development. In addition to resolution the Mayor will submit a letter of support to accompany the Resolution.

2. Please provide background information regarding this legislation.

This residential development will be partially funded by tax credits from the Georgia DCA which will increase the housing stock for low-moderate residents in the City.

3. If Applicable/Known:

(a) **Contract Type (e.g. Professional Services, Construction Agreement, etc):** NA

(b) **Source Selection:**

(c) **Bids/Proposals Due:**

(d) **Invitations Issued:**

- (e) Number of Bids:
- (f) Proposals Received:
- (g) Bidders/Proponents:
- (h) Term of Contract:

4. Fund Account Center: NA

5. Source of Funds: *Example: Local Assistance Grant* NA

6. Fiscal Impact: No city funds are anticipated for this project. Additional city property taxes will be generated by this project.

7. Method of Cost Recovery: NA

This Legislative Request Form Was Prepared By: garnett brown

TRANSMITTAL FORM FOR LEGISLATION

TO: MAYOR'S OFFICE

ATTN: GREG PRIDGEON

Legislative Counsel (Signature): Terry Grandison

Terry Grandison

Contact Number: (404) 330-6946

Originating Department: Planning and Community Development

Committee(s) of Purview: Community Development and Human Resources

Council Deadline: February 26, 2007

Anticipated Committee Meeting Date(s): March 13, 2007

Anticipated Full Council Date: March 19, 2007

Commissioner Signature: *[Signature]*

Chief Procurement Officer Signature: _____

CAPTION

A RESOLUTION AUTHORIZING THE MAYOR, ON BEHALF OF THE CITY OF ATLANTA, TO ENDORSE BY LETTER THE INTEGRAL GROUP'S, INC., APPLICATION TO THE GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS FOR LOW-INCOME HOUSING TAX CREDITS, IN ORDER TO CONSTRUCT THE ASHLEY COLLEGE TOWN-PHASE-5 HOUSING PROJECT; AND FOR OTHER PURPOSES.

FINANCIAL IMPACT (if any)

Mayor's Staff Only

Received by CPO: _____

(date)

Received by LC from CPO: _____

(date)

Received by Mayor's Office: 3.5.07

(date)

Reviewed by: 3/6/07

(date)

Submitted to Council: *[Signature]*

(date)